

SUBDIVISION VARIANCE REVIEW SHEET**CASE NO.:** C8-2015-0227.0A**P.C. DATE:** 05-10-16**SUBDIVISION NAME:** 1023 Springdale Subdivision**AREA:** 9.99 acres**LOT(S):** 1**OWNER/APPLICANT:** 1023 Holdings, LLC
(Daryl Kunik)**AGENT:** 1023 Holdings, LLC
(Daryl Kunik)**ADDRESS OF SUBDIVISION:** 1023 SPRINGDALE RD**GRIDS:** ML22**COUNTY:** Travis**WATERSHED:** Boggy Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** CS-CO-NP**DISTRICT:** 3**NEIGHBORHOOD PLAN:** MLK**PROPOSED LAND USE:** Commercial**ADMINISTRATIVE WAIVERS:** None

VARIANCES: The applicant requests a variance from LDC section 25-4-151 which requires that streets in a new subdivision shall be aligned with and connect to existing streets on adjoining property. The applicant proposes to not extend Don Ann Street into the proposed subdivision.

RECOMMENDED. See attached memorandum from transportation review.

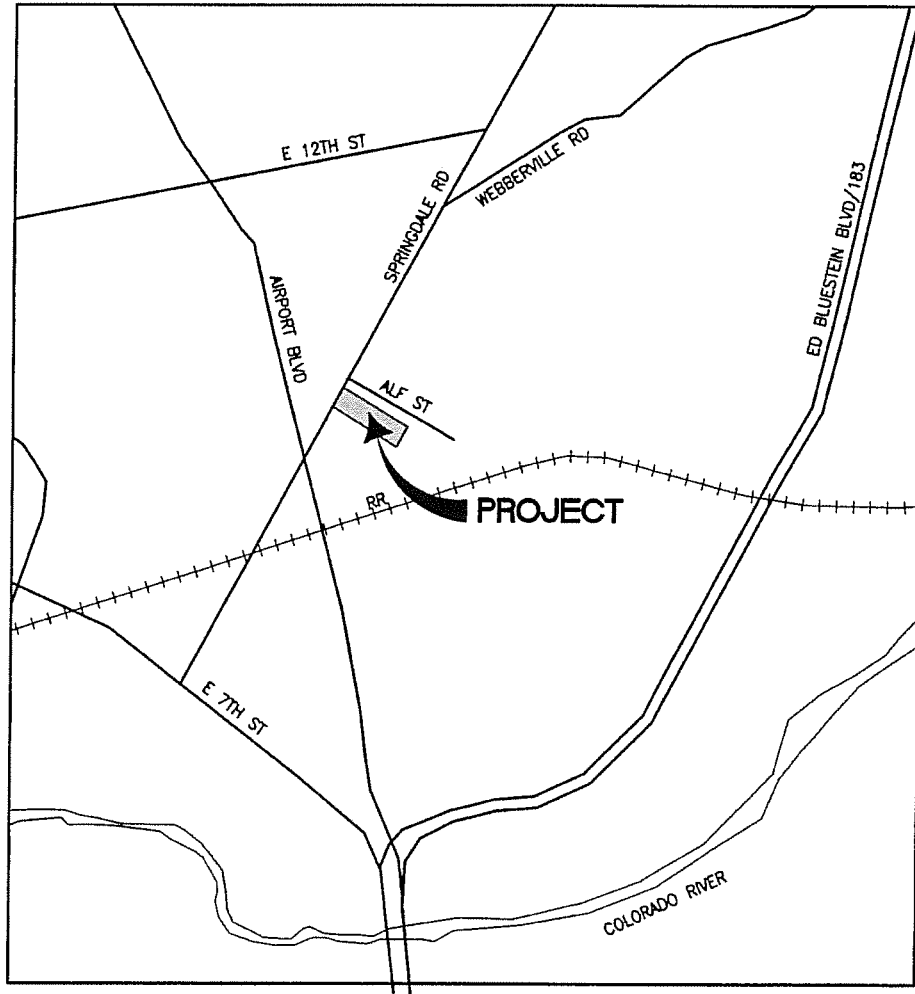
SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the above referenced variance request only. The associated subdivision, 1023 Springdale Subdivision, is composed of 1 lot on 9.99 acres and may be approved administratively subject to the granting of the variance request.

STAFF RECOMMENDATION: The staff recommends approval of the variance request.

PLANNING COMMISSION ACTION:

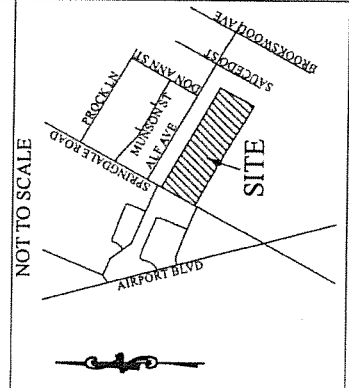
CITY STAFF: Don Perryman**PHONE:** 512-974-2786**E-MAIL:** don.perryman@autintexas.gov



VICINITY MAP

NTS
GRID L22
MAPSCO 586T, 586X

CASE# C8-2015-0227.0A





MEMORANDUM

TO: Members of the Planning Commission
Don Perryman, Case Manager

FROM: Ivan J. Naranjo, Senior Planner

DATE: April 5, 2016

SUBJECT: 1023 Springdale Subdivision (C8-2015-0227.0A)
Variance of Title 25, Section 25-4-151 (Street Connection)

Recommendation: **Approval**

The applicant for the above referenced subdivision is requesting a variance to Title 25 of the Land Development Code (LDC) Section 25-4-151 to not provide a public street connection to Don Ann Street, a residential local street, through the subject commercial property.

Per LDC 25-4-151, streets of new subdivisions are required to align with and connect to existing streets on adjoining property unless the Land Use Commission determines that the Comprehensive Plan, topography, requirements of traffic circulation, or other considerations make it desirable to depart from the alignment or connection.

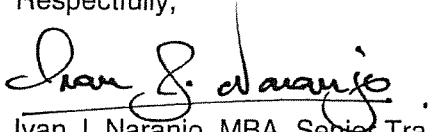
The proposed tract is located within the City of Austin's full purpose jurisdiction along the east side of Springdale Road at the intersection with Goodwin Ave. The tract is comprised of one commercial lot on 9.99 Acres. A site plan for a mixed-commercial development at this location is currently under review by City of Austin staff.

Staff recommends approval of the variance for the following reasons:

- The proposed commercial development would be adequately served by Springdale Road, a two-lane undivided collector roadway abutting the west side of the property as shown in the current site plan application under review (SP-2015-0385C).
 - A traffic impact analysis (TIA) was conducted for this site with Zoning Case C14-2015-0121 which demonstrated adequate access from Springdale Road plus acceptable levels of service for various intersections analyzed with the TIA. Based on the TIA recommendations, the developer will also post fiscal at the site plan stage for off-site improvements to help mitigate traffic impacts.
 - Don Ann Street is a residential local street that was previously platted in 1947 as it was intended to serve and provide vehicular access to other residential lots but not to commercial properties. The extension of Don Ann Street is not necessary to provide access to other residential lots and would place an undue hardship on the subject commercial property since it will reduce the developable area and would require a redesign of the site.
 - Transportation Review staff has not received any expressed concerns from the neighborhood group nor any opposition to the applicant's request not to extend Don Ann Street through the subject property.
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If you should have any questions or require additional information, please feel free to contact me at (512) 974-7649.

Respectfully,

A handwritten signature in black ink, appearing to read "Ivan J. Naranjo". The signature is fluid and cursive, with a large initial "I" and "N".

Ivan J. Naranjo, MBA, Senior Transportation Planner
City of Austin Development Services Department
Land Use Review Division - Transportation Review Section

Enclosure

**STANSBERRY ENGINEERING CO.**

January 18, 2016

Ms. Sangeeta Jain
City of Austin Development Services Department
505 Barton Springs Road, Suite 475
Austin, TX 78704

RE: 1023 Springdale Subdivision
C8-2015-0227.0A

Sangeeta,

The proposed 10 acre, one lot subdivision, located at 1023 Springdale Road, is submitted for administrative approval and is being reviewed concurrently with site development permit application, CP-2015-0385C, for commercial development.

The existing residential property to the north was platted as Springdale Addition in 1947 and is attached as Figure 1 for reference. It included right of way for a future extension of Don Ann Street south of Alf Avenue which extends to the 1023 Springdale site. Although this section of ROW exists, it is not paved or used by vehicles or pedestrians as a connection. Refer to aerial image shown in Figure 2.

This connection has not been used for public access or connectivity for 69 years, a variance to LDC§25-4-151 is requested. Please schedule the variance request for hearing by the Land Use Commission as soon as possible.

Sincerely,

Stansberry Engineering Co., Inc.

Blayne Stansberry
Blayne Stansberry, P.E.

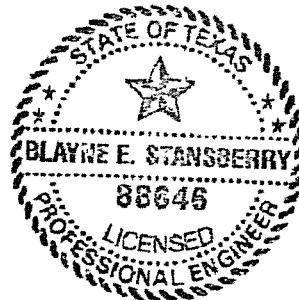


Figure 1. Plan view of Springdale Addition Plat, 1947.

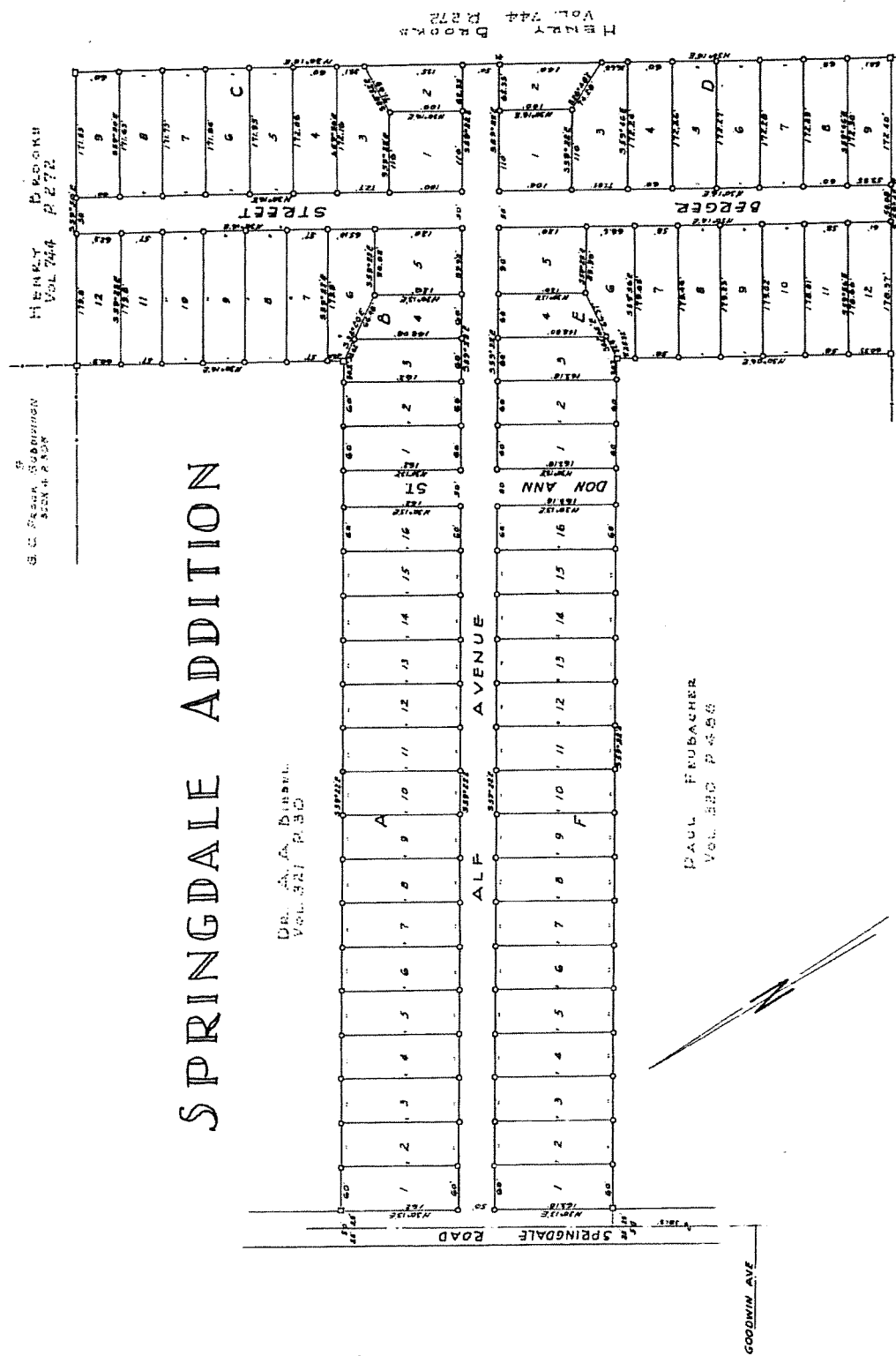


Figure 2. Aerial view of Don Ann Street Right of Way, 2015



Perryman, Don

From: Naranjo, Ivan
Sent: Tuesday, April 19, 2016 10:42 AM
To: Martin, Anna; West, Samuel
Cc: James, Scott; Moin, Pirouz; Perryman, Don; Linseisen, Andrew; Blayne Stansberry (blayne@stansberryengineering.com); Grantham, Scott
Subject: RE: 1023 Springdale Subdivision, C8-2015-0227.0A

Sam & Anna,

Thank you both very much for your comments regarding this case. DSD is also in agreement as our findings indicate that there are various significant reasons to justify the variance for not extending Don Ann Street. As always, many thanks for your assistance as it is greatly appreciated.

Best regards,

Ivan J. Naranjo, MBA, Senior Transportation Planner
City of Austin - Development Services Department
Land Use Review Division / Transportation Review Section
Office: 512.974.7649 / Fax: 512.974.2895
Email: ivan.naranjo@austintexas.gov

From: Martin, Anna
Sent: Tuesday, April 19, 2016 10:08 AM
To: West, Samuel; Naranjo, Ivan
Cc: James, Scott; Moin, Pirouz
Subject: RE: 1023 Springdale Subdivision, C8-2015-0227.0A

I am fine with this. This there is a parallel street just 350 feet to the east. Also limited opportunities for meaningful connections due to the south due to the existing railroad tracks,

From: West, Samuel
Sent: Monday, April 18, 2016 2:10 PM
To: Naranjo, Ivan
Cc: James, Scott; Martin, Anna; Moin, Pirouz
Subject: RE: 1023 Springdale Subdivision, C8-2015-0227.0A

Ivan,

If the unbuilt stub of Don Ann Street has been determine to not be needed for connection and Austin Transportation does not need for connectivity Public Works could support a variance.

Thank you

Sam West Engineer Assoc. C
Office of City Engineer
Public Works Department
Phone 512-974-8775

From: Naranjo, Ivan
Sent: Wednesday, April 13, 2016 2:54 PM
To: West, Samuel <Samuel.West@austintexas.gov>; Martin, Anna <Anna.Martin@austintexas.gov>

Cc: James, Scott <Scott.James@atxad.org>

Subject: FW: 1023 Springdale Subdivision, C8-2015-0227.0A

Sam & Anna,

Greetings and I hope you're both doing well. Please see the attached final plat which shows Don Ann Street abutting the proposed subdivision on the north side. The applicant has requested a variance not to extend Don Ann Street thru their commercial property since it is a local residential street that was never built and was dedicated as ROW with a residential subdivision which dates back to 1947.

The proposed subdivision is for one 9.9-acre lot that is planned for commercial development (SP-2015-0385C is under review) and had a TIA done recently with the approved zoning case (C14-2015-0121) which did not demonstrated a need for Don Ann St. to be extended. The TIA was conducted by Kimley-Horn and was reviewed by Scott James (DSD), Brian Craig (ATD-Signals) and myself. I kindly ask that you please study the variance request from your individual departments and let me know if ATD and/or Public Works would support the variance or find it necessary for Don Ann Street to be extended thru this property. As always, your assistance will be greatly appreciated.

Kindest regards,
Ivan

Ivan J. Naranjo, MBA, Senior Transportation Planner
City of Austin - Development Services Department
Land Use Review Division / Transportation Review Section
Office: 512.974.7649 / Fax: 512.974.2895
Email: ivan.naranjo@austintexas.gov

From: Blayne Stansberry [<mailto:blayne@stansberryengineering.com>]

Sent: Monday, February 08, 2016 2:22 PM

To: Perryman, Don

Cc: Naranjo, Ivan; Ann Armstrong

Subject: 1023 Springdale Subdivision, C8-2015-0227.0A

Hello Don,

I hope you are well.

The subdivision plat for 1023 Springdale meets the criteria for administrative approval (1 lot, existing frontage, etc.)

However, during the review, it was determined that a land use commission variance would be needed in order not to extend an old existing ROW (vacant) that abuts the property.

Will this variance require the plat to be approved the commission or will the commission rule on the variance alone and the plat be approved administratively?

If the former, we need to change the sign off to commission approved. Please provide the language.

We will add a note, "A VARIANCE TO LDC 25-4-151, STREET ALIGNMENT AND CONNECTIVITY WAS GRANTED BY THE PLANNING COMMISSION ON _____".

Is the \$22.50 recording fee made payable to the City of Austin still applicable?

All comments are addressed and we will be paying fees this week. What is the earliest PC date?

Thanks,
Blayne